



DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND, ATLANTIC
6506 HAMPTON BLVD
NORFOLK VA 23508-1278

IN REPLY REFER TO

11011
Ser AM1/00280
July 7, 2016

Mr. Steve George
Dabney Properties LLC
3409 Bartley Pond Place
Richmond, VA 23233

Dear Mr. George:

Please find enclosed for your records fully executed original Settlement Agreement and Special Release documents for the following leases:

1. N62470-12-RP-00024 (LI-12263)
2. N62470-15-RP-00057 (LI-13104)
3. N62470-12-RP-00026 (LI-12265)
4. N62470-12-RP-00027 (LI-12266)
5. N62470-12-RP-00029 (LI-12271)
6. N62470-15-RP-00056 (LI-13103)
7. N62470-12-RP-00032 (LI-12274)
8. N62470-12-RP-00039 (LI-12291)
9. N62470-12-RP-00040 (LI-12292)
10. N62470-12-RP-00041 (LI-12293)
11. N62470-15-RP-00054 (LI-13100)

It has been a pleasure having you as a Lessor. If you have any questions or concerns, please do not hesitate to contact Brandy L. Tallaksen, Realty Specialist, at (757) 322-4116, or e-mail: brandy.tallaksen@navy.mil.

Sincerely,

TAMMY S. SADLER
Real Estate Contracting Officer
By direction of the Commander

Enclosures

Tallaksen, Brandy L CIV NAVFAC LANT, AM

From: Tallaksen, Brandy L CIV NAVFAC LANT, AM
Sent: Friday, May 20, 2016 9:47
To: 'steve@dabneyproperties.com'
Cc: Buddenhagen, Carolyn L CIV NAVFAC LANT, AM; Sadler, Tammy S CIV NAVFAC LANT, AM; Blackwell, Robin S CIV NAVFAC LANT, AM; McKnight, James Ivan GS11 CNRMA
Subject: 30 June Termination Apartment Units /Non-Renewal Notification 09 July Expiring Leases
Signed By: brandy.tallaksen@navy.mil

Per our conversation this morning, please find below apartment complexes and units covered by the corresponding leases:

1. N62470-12-RP-00024 (LI-12263): Northampton Village (1) Unit - 151-D
2. N62470-12-RP-00025 (LI-12264): Featherstone Apartments (5) Units - 201, 203, 301, 303, and 304
3. N62470-12-RP-00026 (LI-12265): Northampton Village (4) Units - 145-A, 158-A, 246-B, and 110-A
4. N62470-12-RP-00027 (LI-12266): Northampton Village (2) Units - 203-A and 231-B
5. N62470-12-RP-00028 (LI-12270): Abbington Landing (3) Units - 13-4, 968-2, and 972-5
6. N62470-12-RP-00029 (LI-12271): Northampton Village (2) Units - 172-A and 178-B
7. N62470-12-RP-00030 (LI-12272): Cambridge Apartments (5) Units - 5109-26G, 5109-4G, 5109-24G, 5124-6 and 5130-13
8. N62470-12-RP-00031 (LI-12273): Abbington Landing (3) Units - 41-2, 43-7, 57-8
9. N62470-12-RP-00032 (LI-12274): Addison (1) Unit - 219
10. N62470-12-RP-00039 (LI-12291): Abbington Landing (1) Unit 25-3
11. N62470-12-RP-00040 (LI-12292): Abbington Landing (1) Unit 51-8
12. N62470-12-RP-00041 (LI-12293): Cambridge Apartments (1) Unit 5108-7

Additionally, please accept this email as a courtesy notification that the Government does not intend to renew the following leases expiring on 09 July 2016:

1. N62470-15-RP-00054 (LI-13100): Cambridge Apartments (1) Unit - 5109-31G
2. N62470-15-RP-00055 (LI-13102): Town Center Apartments (1) Unit - 211
3. N62470-15-RP-00056 (LI-13103): Cambridge Apartments (3) Units - 5109-16M, 5109-21I and 5110-2
4. N62470-15-RP-00057 (LI-13104): Cambridge Apartments (4) Units - 5109-12H, 5109-15E, 5109-17F and 5109-28G
5. N62470-15-RP-00058 (LI-13105): Northampton Village (2) Units 107-A and 145-B

V/r

Brandy L. Tallaksen
Realty Specialist
NAVFAC Atlantic AM1
Work: 757-322-4116 Fax: 757-322-4913
Brandy.Tallaksen@navy.mil

Tallaksen, Brandy L CIV NAVFAC LANT, AM

From: Tallaksen, Brandy L CIV NAVFAC LANT, AM
Sent: Friday, May 20, 2016 6:59
To: 'heather@dabneyproperties.com'; 'steve@dabneyproperties.com'
Cc: Buddenhagen, Carolyn L CIV NAVFAC LANT, AM; McKnight, James Ivan GS11 CNRMA; Sadler, Tammy S CIV NAVFAC LANT, AM; Hall, Michael J CIV NAVWPNSTA Huntington Hall, N93; Gardner, Raymond F CIV Newport News Huntington Hall, N93
Subject: Termination Notice
Attachments: DABNEY TERMINATION OCT LEASES.pdf
Signed By: brandy.tallaksen@navy.mil

Steve,

Please find attached an advanced copy of the Government's intent to terminate the following leases effective 30 June 16;

1. N62470-12-RP-00024 (LI-12263)
2. N62470-12-RP-00025 (LI-12264)
3. N62470-12-RP-00026 (LI-12265)
4. N62470-12-RP-00027 (LI-12266)
5. N62470-12-RP-00028 (LI-12270)
6. N62470-12-RP-00029 (LI-12271)
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11. N62470-12-RP-00040 (LI-12292)
12. N62470-12-RP-00041 (LI-12293)

I will be in contact to arrange the final walk-through schedule.

V/r

Brandy L. Tallaksen
Realty Specialist
NAVFAC Atlantic AM1
Work: 757-322-4116 Fax: 757-322-4913
Brandy.Tallaksen@navy.mil



DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND, ATLANTIC
6506 HAMPTON BLVD
NORFOLK VA 23508-1278

IN REPLY REFER TO

11011
Ser AM1/00217/LI-12263,
LI-12264, LI-12265,
LI-12266, LI-12270,
LI-12271, LI-12272,
LI-12273, LI-12274

MAY 19 2016

Mr. Steve George
Dabney Properties LLC
3409 Bartley Pond Place
Richmond, VA 23233

Dear Mr. George:

In accordance with Paragraph 4 of the lease agreements referenced herein, the Government hereby notifies you of our intent to terminate the below listed leases effective 30 June 2016. You will be contacted to arrange walk-through inspections of each unit the week of 27 June 2016.

1. N62470-12-RP-00024 (LI-12263)
2. N62470-12-RP-00025 (LI-12264)
3. N62470-12-RP-00026 (LI-12265)
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11. N62470-12-RP-00040 (LI-12292)
12. N62470-12-RP-00041 (LI-12293)

Your cooperation in this matter is greatly appreciated. If you have any questions or concerns, please do not hesitate to contact Brandy L. Tallaksen, Realty Specialist, at (757) 322-4116, or e-mail: brandy.tallaksen@navy.mil.

Sincerely,

TAMMY S. SADLER
Real Estate Contracting Officer
By direction of the Commander

SETTLEMENT AGREEMENT AND SPECIAL RELEASE

THIS SETTLEMENT AGREEMENT AND SPECIAL RELEASE, made effective on the 28th day of June 2016, by and between Dabney Properties LLC hereinafter called LESSOR, and the UNITED STATES OF AMERICA, hereinafter called GOVERNMENT.

W I T N E S S E T H:

WHEREAS, pursuant to Lease Number N62470-12-RP-00039, dated 13 October 2012, the LESSOR leased unto the GOVERNMENT One (1), 2-Bedroom/2-Bath, fully furnished apartment identified as Apartment No. 25-3 Traverse Road located at Abbington Landing, Newport News, Virginia, as more particularly described in said Lease; and

WHEREAS, it is mutually agreed that Apartment No. 25-3 Traverse Road located at Abbington Landing, Newport News, Virginia, was undamaged when the move-out inspection was completed on the 28th day of June 2016.

NOW THEREFORE, in consideration of the premises, the parties hereto do mutually agree, one with the other, as follows:

1. That there is no money due by the GOVERNMENT to the LESSOR for the GOVERNMENT's use of said apartment, through the aforementioned date, pursuant to the subject lease.

2. That the LESSOR does for itself, and its successors and assigns remise, release, and forever discharge the UNITED STATES OF AMERICA, its officers, agents, and employees, of and from all manner of actions and claims upon, or by reason of, any matter, cause, or thing whatsoever arising out of the GOVERNMENT's

use of said apartment at Abbington Landing, Newport News, Virginia, through the
aforementioned date, pursuant to the subject Lease.

3. That the LESSOR does hereby accept the return of the property and assume
full custody and control for the aforementioned apartment as of the above date.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be
signed on their behalf.

WITNESS

DABNEY PROPERTIES LLC

By

Title

UNITED STATES OF AMERICA

TAMMY S. SADLER

Real Estate Contracting Officer
By direction of the Commander

Move out

CONDITION REPORT

COMPLEX Abbingdon Landing APT # 25-3STREET Traverse Road, Newport News, VA 23602#BDR 2 #BATHS 2 #OCCUPANTS 2SMOKE ALARM: AREA / WORKING: 4y / SPRINKLER SYSTEM: YES NO

ENTRANCE HALL:

Front Door: in dent next to knobFloor vinylCovering Walls P/PCeiling P/PLights N/DClosets NAOTHER:

PATIO/BALCONY:

Floor concreteWalls NACeiling NALights N/DStorage Area OTHER:

SOFTWARE

CHECKED: YES or NO

MAINTENANCE CONCERNS TO BE COMPLETED BY: (date)

LESSOR

U.S. GOVERNMENT (AMI-CB)

Date

Move out 6/28/1613 Loro 4/28/16Reg Henderson 6/28/16

U.S. GOVERNMENT (SUPSHIP)

TBR (To Be Replaced/Repaired) TBP (To Be Provided) NWT (Normal Wear & Tear) DC (Discolored)
 ND (No damage) N (New) W (Worn, not new) P/P (Patched & Painted) N/D/S (Nicks/Dents/Scratches)

LIVING ROOM AREA:

Floor wood NWT
 Covering _____
 Walls P/P
 Ceiling P/P
 Windows/Screens 1 NWT
 Doors NA
 Lights NA
 Closets NA
 Fireplace NA
 Sofa 1 NWT
 Chairs 1 NWT
 End Tables 2 NWT
 Lamps 2 NWT
 Coffee Table 1 NWT

DINING AREA:

Floor Vinyl
 Covering _____
 Walls P/P
 Ceiling P/P
 Windows/Screens 1 WD
 Doors NA
 Lights ND
 Dinette Table 2 NWT
 Dinette Chairs 4 NWT
 OTHER: _____

KITCHEN:

Floor Viny
 Walls P/P
 Ceiling P/P
 Lights ND
 Refrigerator ND
 Stove/Oven ND
 Sink ND
 Garbage Disposal ND
 Trash Compactor ND
 Dishwasher ND
 Cabinets ND
 Counter Top ND
 Windows/Screens NA
 Doors P/P
 OTHER: _____

UTILITY CLOSET (Within Unit):

Floor Viny
 Covering _____
 Walls P/P
 Ceiling P/P
 Lights NA
 Closets NA
 OTHER: _____

BEDROOM# 1Location 4P (Front/Back/Left/Right from entrance)Flooring wood NWTWalls P/PCeiling P/PDoor P/PClosets P/PLights NAWindows/Screens 1/NbBeds 1/NbHeadboards 1/NbNight tables 1/NbLamps 1/NbDressers/mirrors 10Full Length Mirrors 1/NbOTHER: Stairs scratches on walls 2 holes top of stairs

BATH:

Loc: _____ (from entrance) Size: _____ (master/2nd/1/2)Flooring 1/In-1Walls P/PCeiling P/PTub/Shower NbCommode NbSink NbVanity NbMedicine Cabinet NbMirror(s) NbLights NbExhaust Fan Nb

Accessories _____

Door P/PWindows/Screens NA

OTHER: _____

BEDROOM# 2Location up (Front/Back/Left/Right from entrance)Flooring wood NWTWalls P/PCeiling P/PDoor P/PClosets P/PLights NAWindows/Screens 1 NBeds 1 NDHeadboards 1 NDNight tables 1 NWTLamps 1 NDDressers/mirrors 10 holes right sideFull Length Mirrors 1 ND

OTHER: _____

BATH:

Loc: Down (from entrance) Size: _____ (master/2nd/1/2)Flooring tileWalls P/PCeiling P/P

Tub/Shower _____

Commode NDSink NDVanity NAMedicine Cabinet NDMirror(s) NDLights NDExhaust Fan ND

Accessories _____

Door P/PWindows/Screens NA

OTHER: _____

25-3 Inverse
Housing Unit Furnishings- Minimum Requirements

KITCHEN PER UNIT	LIVING ROOM-PER UNIT
✓ 1 Range/Oven Comb.	✓ 1 Sofa (Min. 72")
✓ 1 Refrigerator min 14 CF (2-person Apts)	✓ 1 Coffee Table
✓ 1 (Frost- Free) w/2 Ice Trays or Ice maker	✓ 2 End Tables
✓ 1 Full-sized Dishwasher	✓ 2 Table Lamps
✓ 1 Cutting Board (Min 9"X12")	✓ 1 Occasional Chair per Bedroom**** <i>one</i>
✓ 6 Beverage Glasses (10-12 oz.)	BEDROOM-PER OCCUPANT
✓ 6 Coffee Cups w/Saucers or Mugs	✓ 1 Full Length Mirror- per Bedroom
✓ 6 Bread/Butter Plates	✓ 1 Double Bed W/Firm Mattress & Foundation****
✓ 6 Dinner Plates	✓ 2 Full/Twin Mattress w/foundation
✓ 6 Cereal/Salad Bowls	✓ 1 Dresser or Chest
✓ 1 Casserole Dish**	✓ 2 Night Stand/Table with Lamp
✓ 1 Serving Platter	✓ 1 Dresser or Chest of Drawers
✓ 2 Serving Bowls	HOUSEHOLD FURNISHINGS
✓ 1 Measuring Cup/Set	✓ 2 Bedspread or Comforter w/Bed skirt
✓ 6 Knives	✓ 2 Mattress Pad
✓ 6 Forks	✓ 2 Blanket
✓ 6 Teaspoons	✓ 2 New Hypo-Allergenic pillows per double bed*****
✓ 6 Soup Spoons	✓ 4 Pillow Cases per double bed*****
✓ 1 Paring Knife	✓ 2 Fitted Sheets
✓ 1 Butcher Knife	✓ 2 Flat Sheets
✓ 3 Serving Spoons/Forks**	BATH-PER OCCUPANT
✓ 1 Utensil Tray	✓ 2 Bath Towels
✓ 1 Set of Cooking Utensils**	✓ 2 Hand Towels
✓ 1 Tea Kettle/ or Stove-Top Coffee Pot	✓ 2 Wash Cloths
✓ 8-Cup Minimum	✓ <u>Per Bathroom</u>
✓ 1 Can Opener	✓ 1 Shower Curtain with Hooks
✓ 1 Salt and Pepper Shakers	✓ 1 Toilet Brush/Plunger
✓ 2 Cookware Skillets**	MISCELLANEOUS ITEM-PER UNIT
✓ 3 Cookware Set**	Appliances:
✓ 2 Cookie Sheet/Baking Pans**	✓ 1 Smoke Alarm
✓ 3 Kitchen Towels	✓ 1 Vacuum Cleaner Including All Replacement
✓ 2 Dish Cloths	Bags and Belts Min. Size (10amp or 3hp)
✓ 2 Pot Holders	Household Furnishings
✓ 1 Broom	✓ 1 Mop
✓ 1 Dust Pan	✓ 1 Bucket
✓ 1 Trash Can	✓ 1 Plunger (For Toilet & Drains)
DINING ROOM-PER UNIT	✓ 1 Fire Extinguisher
✓ 1 Dining Table/Dinette <i>2 tables</i>	
✓ 4 Dining (Matching) Chairs***	
All of the above items should be in the apartment upon check in, if not notify the NSA Housing Office via your apartment checkin sheet.	
You will be held accountable for all items listed.	

extra Pitch fork